

ASSIGNEE'S SALE

of valuable, improved real estate located on the north side of East Fourth Street in Frederick City, Frederick County, Maryland, and being known and designated as 213 East Fourth Street, Frederick, Maryland.

By virtue of the power and authority contained in a certain mortgage from Martha M. Doster and Marrior F. Doster, wife and husband, dated November 26, 1980, and recorded in Liber 1133, folio 199, one of the Land Records of Frederick County, Maryland, the undersigned Assignee will offer for sale at the Court House door, West Church and North Court Streets, in Frederick, Maryland, on

WEDNESDAY, JULY 21, 1982

AT 11:00 A.M.

the following described land together with the improvements thereon, to wit:

All that lot or parcel of land situate, lying and being on the north side of East Fourth Street in Frederick City, Frederick County, Maryland, and being known and designated as No. 213 thereon, fronting on said East Fourth Street 15 feet, more or less, and extending back northwardly for depth 145 feet.

BEING all and the same real estate described and conveyed in a Deed from Virginia R. Droneburg, Personal Representative of the Estate of Russell F. Droneburg, Sr., unto Martha M. Doster and Marrior F. Doster, wife and husband, dated November 26, 1980, and recorded among the Land Records of Frederick County, Maryland, in Liber 1133, Folio 197.

The improvements thereon consist of a two-story brick dwelling with metal roof, small front and rear porches, fenced yard, and closed in balcony in the rear. Full cement basement, outside and inside entrances. Heat is by gas forced hot air with floor register (4 years old); gas hot water heater. First floor consists of a living room and dining room, both with hardwood floors, and kitchen. Second floor consists of three bedrooms and a full bath. There is an attic with steps and floored. Contains approximately 1,433 square feet of living area.

FINANCING: Available to qualified purchaser at Fredericktown Bank & Trust Company at 13% interest. For information call Mr. Charles F. Trunk, 3rd, Fredericktown Bank & Trust Company, (301) 662-8231.

TERMS OF SALE: A deposit of 10% of the purchase price will be required of the purchaser in cash or certified check payable to the assignee at the time of sale. The balance of the purchase price to be paid in cash at settlement which shall be within ten (10) business days after the ratification of the sale by the Circuit Court for Frederick County, unless said period is extended by the Assignee, his successor or assigns, for good cause shown. Time being of the essence. Interest at the rate of 13% per annum shall be paid on the unpaid purchase price from the date of sale to the date of settlement. All state and county real estate taxes and other public charges shall be adjusted as of the date of sale, and assumed thereafter by the purchaser. All costs of conveyancing, documentary stamps, transfer taxes, document preparation, and title insurance shall be borne by the purchaser. All property is being sold subject to all recorded restrictions, covenants and agreements. The improvements are being sold in "as is" condition. The Assignee reserves the right to withdraw the herein described property from sale at any time. The Assignee reserves the right to announce additional terms and conditions on the day of sale.

HOWARD R. STEPLER, JR.
Assignee

HOWARD R. STEPLER, JR.
18 West Church Street
Frederick, Maryland 21701
Phone: (301) 662-6304
ATTORNEY
JAMES G. TROUT, Auctioneer

ACKNOWLEDGMENT OF PURCHASE

I do (does) hereby acknowledge that I have (has) purchased the real estate described in the advertisement attached hereto at and for the sum of TWENTY SIX THOUSAND ONE HUNDRED

FIFTY and 00/100-----

Dollars (\$26,150.00), the sum of
Two Thousand Six Hundred Fifteen

Dollars (\$ 2,615.00) having been paid
this date and the balance of TWENTY
THREE THOUSAND FIVE HUNDRED THIRTY FIVE

Dollars (\$23,535.00) being due and payable at the time of final settlement and I do (does) further covenant and agree that I will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS my hand(s) and seal(s)

this 21st day of July 1982.

213 East Fourth Street Partnership

By: Mehdi H. Hajiyani (SEAL)
Mehdi H. Hajiyani
General Partner

_____(SEAL)

Purchaser(s)

WITNESS:

James G. Trout
James G. Trout

Filed July 30, 1982